

118.0

0008

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,344,300 / 1,344,300
USE VALUE: 1,344,300 / 1,344,300
ASSESSED: 1,344,300 / 1,344,300
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
341		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: YAN JO-ELLEN & IRIS	
Owner 2:	
Owner 3:	

Street 1: 341 FOREST STREET
Street 2:Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:PREVIOUS OWNER
Owner 1: 102405 LRD LLC -
Owner 2: -
Street 1: 100 UNICORN PARK DR
Twn/City: WOBURN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01801NARRATIVE DESCRIPTION
This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Vinyl Exterior and 4081 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.OTHER ASSESSMENTS
Code Descrip/No Amount Com. IntPROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 2 Above Stree
s Street
t Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7899.000	884,400		459,900	1,344,300	
Total Card	0.181	884,400		459,900	1,344,300	Entered Lot Size
Total Parcel	0.181	884,400		459,900	1,344,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	329.44	/Parcel: 329.44	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	884,400	0	7,899.	459,900	1,344,300		Year end	12/23/2021
2021	101	FV	858,000	0	7,899.	459,900	1,317,900		Year End Roll	12/10/2020
2020	101	FV	858,000	0	7,899.	459,900	1,317,900	1,317,900	Year End Roll	12/18/2019
2019	101	FV	654,600	0	7,899.	466,400	1,121,000	1,121,000	Year End Roll	1/3/2019
2018	101	FV	654,600	0	7,899.	348,200	1,002,800	1,002,800	Year End Roll	12/20/2017
2017	101	FV	649,300	0	7,899.	315,300	964,600	964,600	Year End Roll	1/3/2017
2016	101	FV	125,400	0	7,899.	302,200	427,600	427,600	Year End	1/4/2016
2015	101	FV	124,800	0	7,899.	256,200	381,000	381,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
102405 LRD LLC,	67838-321	8/18/2016			1,140,000	No	No			9234
GILLIS ARLENE,	65308-308	5/1/2015	Change>Sale		440,000	No	No			
GILLIS KEVIN/ET	22698-184	12/8/1992			19,000	No	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2016	42	Heat App	12,000	1/13/2016				Heat & A/C unit
9/17/2015	1364	New Buil	400,000	9/18/2015				Demo existing hous

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2016	Meas/Inspect	PT	Paul T
7/18/2016	Permit Visit	PT	Paul T
4/18/2009	Inspected	372	PATRIOT
4/1/2009	Measured	372	PATRIOT
11/2/2000	Hearing N/C	153	PATRIOT
10/25/2000	Misd Hearing		
2/15/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7899	Sq. Ft.	Site			0	70.	0.83	5									459,877						459,900	

Total AC/HA: 0.18134

Total SF/SM: 7899

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

459,877

Spl Credit

Total:

459,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 6	Colonial			Full Bath: 3	Rating: Very Good																	
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1	- Concrete			A 3QBth:	Rating:																	
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																	
Prime Wall: 4	- Vinyl			A HBth:	Rating:																	
Sec Wall:			%	OthrFix:	Rating:																	
Roof Struct: 1	- Gable			OTHER FEATURES																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																	
Color: BLUE				A Kits:	Rating:																	
View / Desir:				Fpl: 1	Rating: Very Good																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: B	- Good			CONDOS INFORMATION																		
Year Blt: 2016	Eff Yr Blt:			Location:																		
Alt LUC:				Total Units:																		
Jurisdct: G17				Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.3 %					Exterior:					No Unit	RMS	BRS	FL				
Prim Int Wal	1	- Drywall		Functional:	%					Interior:					1	8	4					
Sec Int Wall:			%	Economic:	%					Additions:												
Partition: T				Special:	%					Kitchen:												
Prim Floors: 3				Override:	%					Baths:												
Sec Floors:			%	Total:	0.3 %					Plumbing:												
Bsmnt Flr: 12				CALC SUMMARY								Electric:										
Subfloor:				Basic \$ / SQ:	130.00	COMPARABLE SALES				Heating:												
Bsmnt Gar: 2				Size Adj.: 1.01132131		Rate	Parcel ID	Typ	Date	Sale Price	General:											
Electric: 3				Const Adj.: 0.99989998						Totals		1	8	4								
Insulation: 2				Adj \$ / SQ: 131.459																		
Int vs Ext: S				Other Features: 146430																		
Heat Fuel: 2				Grade Factor: 1.33																		
Heat Type: 3				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100				LUC Factor: 1.00																		
Solar HW: NO				Adj Total: 887068																		
% Com Wal				Depreciation: 2661																		
				Depreciated Total: 884407																		
MOBILE HOME				Make:			Model:			Serial #:			Year:			Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 118-0-0008-0002.A												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro Patriot Properties, Inc			
2	Frame Shed	D	Y	1	8X10	A	AV	1999	0.00	T	16	101										
More: N	Total Yard Items:				Total Special Features:				Total:													